

March 2012



Tippecanews

A monthly summary of municipal affairs and activities

Abbott Selects Tipp City as Site for New \$270 Million Liquid Nutrition Manufacturing Facility

Mayor Dee Gillis and the City Council of Tipp City are very excited to announce that Abbott, a Fortune 100 company with nearly \$40 billion in sales, has selected Tipp City as the site for the construction of a Liquid Nutrition Manufacturing Facility. The facility will be located on a 60 acre tract along CR 25-A, directly south of the Meijer Distribution Facility. Abbott is expected to invest \$270 million and create 240 jobs. This state-of-the-art plant will primarily produce the Ensure and Glucerna products for the North American market and will specialize in aseptic packaging technology. Aseptic packaging has many benefits including the ability to expand the use of new ingredients, shortened product development time and reduced energy use during manufacturing. •

Zoning Code Update

Tipp City has recently begun a comprehensive update to the Tipp City Zoning Code, Subdivision Code, and Restoration District Guidelines. On January 17, City Council appointed a 15-person Steering Committee to guide and direct the update process from beginning to end. The first task of the update process includes initial meetings with various groups to define the process and identify goals for the update. Over the past several weeks, consulting firm Compass Point Planning has been gathering information on the existing code, input from staff, various stakeholders and interested citizens, to seek out areas where the Code can be improved. On March 14, the first public meeting of the Steering Committee was conducted in conjunction with members of City Council, Planning Board, Board of Zoning Appeals, and other citizens. In February, Compass Point Planning conducted meetings with numerous "stakeholder groups" within the community including: commercial and residential builders, engineers and architects, neighborhood associations, and citizens within the historic district. The purpose of these stakeholder meetings was to gather insight and perspective from varied groups that regularly use the Zoning/ Subdivision Codes. The next step in the update process is the Evaluation Phase, which will take place during March and April of 2012. The code evaluation as well as additional information and dates for upcoming meetings are available online at www.tippcityohio.gov/codeupdate.cfm. If you have any comments, questions, or suggestions, or want to be on the email distribution list, please contact Matt Spring at springm@tippcity.net or at (937) 506-3172. •

Parks Advisory Board Wants Your Opinion

The Parks Advisory Board welcomes your comments regarding our City parks. What aspects do you enjoy? What improvements would you suggest? Any ideas and suggestions will be discussed by the Parks Board for possible inclusion in future budget considerations. We encourage all suggestions to be sent to Marilyn Fennell at fennellm@tippcity.net or mail them to her attention at the Tipp City Government Center, 260 S. Garber Drive, Tipp City, Ohio 45371. Thank you for your thoughts and consideration for improving our city parks. •

Aquatic Center

Don't forget to purchase your 2012 season pass! Purchase your 2012 season pass before April 30, 2012 and receive \$20 off a family membership or \$10 off single membership. Passes can be purchased by visiting the Tipp City Government Center Monday - Friday 8:00 am - 5:00 pm or via our website at www.tippcityohio.gov. •

Stay Informed!

Subscribe to receive City news updates by email at www.tippcityohio.gov.

Special Refuse Pick-ups for Large Items and White Goods

Waste Management provides residential dwellings with a monthly "Large Item" pick up. Examples of large items are bedding and furniture, not construction material. Items for pickup cannot weigh more than 70 pounds. Disposal of the appropriate items requires a phone call to Waste Management at 1-866-695-3433 to schedule pick up. Waste Management requires a minimum of 24 hours notice and cannot pick these items up on your regularly scheduled trash day.

Waste Management also provides for the pickup of "White Goods." White goods are washers, dryers, freezers and refrigerators. **These items require a call to Waste Management to advise of the item you have for pickup and to review and ensure that Freon has been removed if applicable.** The pickup of white goods is then done on the 3rd Saturday of the month. Items should be placed at the curb Friday evening.

Tipp City Municipal Utilities joined with 46 other municipalities to promote energy efficiency through a comprehensive 3-year program called Efficiency Smart administered by American Municipal Power, Inc. (AMP). As part of this program Efficiency Smart will pay a resident \$35.00 to properly recycle your old, working secondary refrigerator or freezer. The pickup is free of charge and you won't even have to lift a finger. To schedule your free pickup and apply for your \$35.00 reward please call 1-877-341-2192 or visit EfficiencySmart.org today.

Please note all references to refuse items for pick-up specifically relate to Tipp City residents in residential dwellings. If you live outside of the corporation limits the above article does not apply to your household. ●

Year-End Financial Overview

John Green, Finance Director

The City's finances ended 2011 in better shape than anticipated. The City's most significant funds are the General Fund, Electric Fund, Water Fund, and Sewer Fund.

In the General Fund, a large one-time receipt for the purchase of an easement in Kyle Park (\$280,000), together with higher than anticipated income tax receipts, and a projected but unrealized reduction in local government support from the State of Ohio resulted in total receipts exceeding the budget by \$477,000 or 8.67%. Cost containment in the departments supported by the General Fund (Police, Fire, EMS, Parks, Engineering, Administration, etc.) resulted in expenditure reductions of just under \$604,000 from the budget. The City originally projected a \$449,000 deficit in the General Fund but ended the year with a surplus of \$295,000, again, in large part due to the purchase of the Kyle Park easement.

The three significant utility funds all ended the year in better shape than anticipated. Electric Fund revenues were down slightly from the budget (2.13%) based on reduced consumption in the 4th quarter of the year. This reduced consumption, coupled with slightly reduced costs of power purchased in the same time period and the delay of several significant capital improvement projects from 2011 to future periods, enabled the Electric Fund to end the year with a surplus of \$1,575,000. This surplus will be used to fund those delayed and future capital projects.

The Water Fund revenues were down slightly from the budget as well (2.21%) due again to reduced consumption. The reduction in consumption resulted in lower costs for the water the City purchases from our joint venture with the City of Vandalia (NAWA-water treatment

facility). The reduction in costs was higher than the reduction in revenues for a year-end surplus of \$34,188.

The Sewer Fund revenues were higher than budgeted receipts (5.06%) based on increased consumption from Miami County sewer customers serviced by the City. The City's costs of sewer treatment were up from the previous year but remained below the level budgeted. The higher than anticipated revenues coupled with treatment cost savings enabled the Sewer Fund to end the year with a surplus of \$193,336. As with the Electric Fund, the Sewer Fund is facing several significant capital improvement projects over the next 3-5 years. Budget surpluses realized now will be used to offset a portion of the costs of those future projects.

The City's annual financial reports, 2012 operating budget and 2012-2016 Capital Improvement Plan are located on the City's web-site at www.tippcity.org in the Finance section. ●

Important City Contacts

**Automated Attendant/Direct Connect
669-TIPP**

Police, Fire and EMS (EMERGENCY) 9-1-1

**Miami County Communications Center
(Non-Emergency) 440-9911**

Police (Non-Emergency) 667-3112

**Fire and EMS (Non-Emergency)
667-9199 or 667-1680**

Utility Billing 667-8424

Planning/Zoning 667-6305

Engineering and Utilities 667-6305

**Refuse Collection (Waste Management)
(866)695-3433**

**Service Center (Parks and Streets)
667-8234**

City Manager's Office 667-8425

Clerk of Council 667-8425

Construction Notice Update 667-6293

CONSIDER THESE TIPS FOR A HEALTHY YARD, HEALTHY RIVER AND A HEALTHY WALLET...

- Start off with the right mix of seed. The best lawn seed for Southwest Ohio will contain turf-type Tall Fescues and Perennial Ryegrasses. These grass mixes are drought resistant and are well suited to our soil types.
- Make your lawn only as big as you need it. A smaller lawn requires less time to mow and less money to maintain. Plant native trees, shrubs, grasses, and flowers to landscape the rest of your yard. Once established, they don't need to be mowed, watered, or fertilized to thrive.
- Set your lawn mower to cut no shorter than 3 inches. Taller grass develops deeper roots, enabling it to access water more readily. It also shades the soil and reduces evaporation. Taller grass will often shade-out unwanted weeds so you can use less pesticide too.



FOR MORE INFORMATION ON LAWN CARE:

Contact any of the following
Ohio State University Extension Offices:

Miami County
(937) 440-3945

Montgomery County
(937) 224-9654

Warren County
(513) 695-1311

Add up all the land that drains into the same
waterway, and you have a watershed.
Understanding how we impact our
Watershed is the first step toward our
protecting water quality.

Water from rainfall, snowmelt, and sprinklers moves over
land to the nearest storm drain, ditch or creek. Pollutants
hitch a ride on this water, entering waterways throughout
the Miami Valley. This runoff can pollute the water,
harming the creatures living in the water, and
around the stream. Controlling runoff pollution helps ensure
we will have enough clean water for future generations.

YOU CAN MAKE A DIFFERENCE!

- A few simple changes can make a big difference.
- Share this tip card with a friend or neighbor.
- Get involved in local watershed activities.



Clean Water, Healthy Life is an educational outreach
effort of the Miami Valley Storm Water Awareness
Team. The "Team" is a collaboration of agencies with
an interest in preserving water quality throughout
Southwestern Ohio. To learn more about what you
can do to support clean-water efforts, contact the
Miami Conservancy District at 937-223-1278, or your
local Soil & Water Conservation District office.

TIP CARD NO. 1



WHY

longer grass
saves you
water, money,
gas, time....



Find out how, while
making your
lawn healthier and
protecting our water.

Sponsored by



ARE YOU "SPOILING" YOUR LAWN AND GARDEN WITH TOO MUCH CARE?

A FEW CHANGES IN YARD CARE
WILL SAVE YOU MONEY, KEEP
YOUR FAMILY HEALTHY, AND
PROTECT OUR WATER...

A beautiful, well-maintained yard enhances property value and provides a place for recreation and relaxation. But remember, don't work too hard in your yard. Enjoy it!

Believe it or not, all our hard work on lawn might just be a waste of time. Mowing grass too short weakens roots. Bagging grass clippings removes free fertilizer. And over-applying various lawn chemicals can all just wash down the drain. Here are some proven ways to have a lawn that's the

envy of the neighborhood, and get your life back too!



FERTILIZER USE

- Don't guess, *soil test*. Does your soil even need fertilizer? It may already have all the naturally occurring nutrients it needs.
- Testing your soil will also help you determine precisely what your lawn needs. Your local Ohio State University Extension office can help.
- Grass clippings and composted leaves are the ideal food source for your lawn, naturally providing essential nutrients slowly over time. The clippings supply nitrogen that your lawn needs to stay healthy.
- Most of the soils in our area don't need additional phosphorus. So, paying for phosphorus as part of your lawn fertilizer wastes money. It can also pollute streams if rainwater picks up the extra phosphorus and carries it down to a stream or storm drain.
- Fertilizing right before it rains may seem like a good idea. In heavy rains, however, the fertilizer won't have time to soak into the soil before washing off into a storm drain or stream, and wasting you money.
- Research has shown that late summer and late fall are the best times to fertilize your lawn. You can fertilize once or twice earlier in the growing season if you want, but applications that are more frequent can damage your lawn.

SMART WATERING

- Over-watering can damage plants, promote fungus, and leach nutrients out of the soil. Water only when the grass or plants show signs of needing it. If your lawn needs it, 1 inch per week is usually enough. Always check the rain gauge to see what Mother Nature has provided naturally before watering.
- If you do water, soak your lawn thoroughly early in the morning.
- Remember, if your grass is long enough, it may turn brown in the heat of the summer but the roots are still healthy and it will green up as soon as it rains again.
- Don't let lawn care become the national pastime. Once you plant the right grass and fertilize wisely, you are ready for the best part of lawn care - forgetting about it. If you follow the tips above, you will have a healthy lawn with minimal effort. *You will also have more time and money to do the things you really enjoy.*

ENJOY YOURSELF

